of required 25 feet for Lot 14 and to permit a Lot width of 50 feet in lieu of required 55 feet for Lot 13. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (indicate hardship or practical difficulty) Both hardship and practical difficulty of construction. 2. Subdivision approved prior to enactment of zoning regulation cited, December 17, 1943. *plat book 8, folio 13. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: (Type or Print Name) Francis J. Meagher Signature Bernard J. Sachs, Trustee Christian HKahi (Type or Print Name) Ch. istian H. Kahl Techor Il Sportman Dickee H. Goodman 502 Baltimore Avenue 823-3686 or Print Name) RECEIVE Towson, Maryland 2126-Name, address and phone number of legal owner, contract purchaser or representative to be contacted /a Ridgely Associates ORDERED By The Zoning Commissioner of Baltimore County, this _____ 17th ____ day of _____February_____, 19_81__, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Poom 106, County Office Building in Towson, Baltimore County, on the _____14th _____ day of ____April _____, 19.81_, at 9:45_o'clock BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Mr. W.E. Hammond

Zoning Commissioner

Petition for Variance

Eighth District

hearing of 3/12/81).

Petitioner- Ridgely Associates

Norman E. Gerber, Director

Office of Planning and Zoning

Petition No. 81-177-A Item 148

Southeast corner of Riderwood-Lutherville Drive and Notre Dame Avenue

There are no comprehensive planning factors requiring comment on this petition.

HEARING: Tuesday, April 14, 1981 (9:45 A.M.)

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section 1-B.02.3.c.1 to permit a Lot width of 45 feet in lieu of required 55 feet and a 5 foot side street set ack in lieu

OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES BEFORE THE ZONING COMMISSIONER St corner of Riderwood-Lutherville Drive and Notre Dame Ave.,

RIDGELY ASSOCIATES, Petitioners: Case No. 81-177-A

ORDER TO ENTER APPEARANCE

and of the passage of any preliminary or final Order in connection therewith.

:::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charrer, I nereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore,

Peter Max Zimmerman Deputy People's Counsel

8th District

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 20th day of March, 1981, a copy of the aforegoing Order was mailed to Christian M. Kahl, Esquire, Francis J. Meagher, Esquire, Bernard J. Sachs, Trustee, and Dickee H. Goodman, t/a Ridgely Associates, 502 Baltimore Avenue, Towson, Maryland 21204, Petitioners.

John W. Hessian, III

RE: PETITION FOR VAPIANCES SE/corner of Riderwood-Lutherville Dr. & Notre Dame Ave. - 8th Election District Ridgely Associater - Petitioner NO. 81-177-A (Item No. 148)

EFFORE THE : DEPUTY ZONING COMMISSIONER

: BALTIMORE COUNTY

::: :::

Pursuant to the advertisement, posting of property, and public hearing on the petition and subequent to a field inspection in which it was determined that the granting of the variances requested would not be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would adversely affect the health, safety, and general welfare of the community due to the size of the improved lots on Notre Dame Avenue, both north and south of Talbot Avenue, as well as the size of the lots in the immediate area, the variances should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of altimore County, this 29th day of April, 1981, that the herein Petition for Variances to permit a lot width of 45 feet in lieu of the required 55 feet, together with a 5 foct side street setback in lieu of the required 25 feet, for Lot 14 and to permit a lot width of 50 feet in lieu of the required 55 feet for Lot 13 should be and the same is DENIED.

outy Zoning Commission of Baltimore

Ridgely Associates 502 Baltimore Avenue Tayson, Maryland 21204 Pon Lynch & Associates 4907 Harford Road Seltimore, Maryland 21234

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

of Pebruary 1911.

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner Ridgely Associates Petitioner's Attorney

Chairman, Zoning Plans

Advisory Committee

INTER-OFFICE CORRESPONDENCE

BALTIMORE COUNTY, MARYLAND

Mr. W.E. Hammond Zoning Commissioner Norman E. Gerber, Director

March 25, 1981

FROM Office of Planning and Zoning

Petition No. 81-177-A Item 148

Petition for Variance South st corner of Riderwood-Lutherville Drive and Notre Dame Avenue Petitioner- Ridgely Associates

Eighth District

HEARING: Tuesday, April 14, 1981 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition. Perhaps, it would be appropriate to note to the petitioner the proposal to close a portion of Riderwood-Lutherville Drive (see Bureau of Land Acquisition re: hearing of 3/12/81).

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodari Chairman

MEMBERS Bureau of Engineering Department of

State Roads Commission Bureau of Fire Prevention Health Department Project Planning **Building Department** Board of Education Zoning Administration Industrial

Ridgely Associates 502 Baltimore Avenue Towson, Maryland 21204

RE: Item No. 148 Petitioner - Ridgely Assoc. Variance Petition

April 3, 1981

Gentlemen:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Chairman Zoning Plans Advisory Committee

Enclosures

NBC/sf

cc: Don Lynch & Associates 4907 Harford Road Baltimore, Md. 21234

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

Mr. William E. Hammond Zoning Commissioner County Office Building

Towson, Maryland 21204

Re: Item #148 (1980-1991) Property Owner: Ridgely Absociates S/E corner Riderwood-Lutherville Drive & Notre Dame Avenue Acres: Lot #13 - 0.1844 Acre Lot #14 - 0.1793 Acre District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

March 12, 1981

This property comprises Lots 13 and 14, Block "E", Talbott Manor, recorded C.H.K. 13, Folios 70 and 71.

Highways:

Notre Dame Avenue and Riderwood-Lutherville Drive, unimproved public roads in this vicinity as indicated, are proposed to be improved in the future as 30-foot closed section roadways on 50-foot rights-of-way, with fillet areas for sight distance at the intersection.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Perhaps, it would be appropriate to note to the petitioner the proposal to close a portion of Riderwood-Lutherville Drive (see Bureau of Land Acquisition re:

March 25, 1981

Office of Planning and Zoning

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this -19 that the herein Petition for Variance(s) to position

> Item #148 (1980-1981) Property Owner: Ridgely Associates Page 2 March 12, 1981

Water and Sanitary Sewer:

The indicated proposed public 8-inch water main and 8-inch sanitary sewerage extensions are Baltimore County projects per Job Orders 1-2-757 and 3-2-613 (See Drawings #81-0093 (1) and #81-0092 (3)), respectively.

Very truly yours,

Bureau of Public Services

RAM: EAM: FWR: SS

cc: Jack Wimbley Samuel Bellestri Jack Loos William Munchel

S-SE Key Sheet 49 NW 3 Pos. Sheet NW 13 A Topo 60 Tax Map

March 24, 1981

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

BALTIMORE COUNTY

OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211

Dear Mr. Hammond:

NORMAN E. GERBER DIRECTOR

Comments on Item #148, Zoning Advisory Committee Meeting, February 17, 1981, are as follows:

Property Owner: Ridgely Associates Location. SE/comer Riderwood-Lutherville Dirve and Notre Dame Avenue Acres Lot : #13 0.1844 acres, Lot #14 0.1793 acres District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

Current Planning and Development

battimore county department of traffic engineering TOWSON, MARYLAND 21204 (301) 494-3550 STEPHEN E. COLLINS

March 16, 1981

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Relative to ZAC meeting of February 17, 1981, this

department has no comment on Items 145 through 148.

Michael S. Flanigan Engineer Associate II

MSF/bza

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

February 17, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item \$148, Zoning Advisory Committee Meeting of February 17, 1981, are as follows:

> Property Owner: Location:

Ridgely Associates

SE/Corner Riderwood-Lutherville Drive & Notre Dame Avenue

Existing Zoning: D.R. 5.5 Proposed Zoning:

Variances to permit a lot width of 45' in lieu of the required 55' and a 5' side street setback in lieu of the required 25' for Lot #14, and to permit a lot width of 50' in lieu of the required 55' for Lot #13. Lot #13 - 0.1844 Acres, Lot #14 - 0.1793

Acres: District:

8th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

> Very truly yours, Pan J. (Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE CHIEF

March 20, 1981

Mr. William Hammond **Toning Commissioner** Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Ridgely Associates

Location: Strong Riderwood-Lutherville Drive & Notre Dame Avenue

Zoning Agenda: Meeting of March 17,1981 Item No.:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ______ feet along an approved road in accordance with Baltimore County Standard as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

() 3. The vehicle dead end condition shown at

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code pricr to occupancy or beginning of operation.

XX) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1975 Edition prior

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments time.

REVIEWER: A DON'T Approved:

Planning Group Fire

Special Inspection Division

Fire Devention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

February 20, 1981 Nick Commodari Charles E. (Ted) Burnham

Zoning Advisory Committee SUBJECT Meeting February 17, 1981

> ITEM NO. 145 Standard Comment ITEM NO. 146 See Comments

ITEM NO. 147 Standard Comment ITHM NO. 148 Standard Comment

> losso E Lumbon . Charles E. (Ted) Burnham Plans Review Supervisor

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 12, 1981

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: February 17, 1981

RE: Item No: 145, 146, 147, 148 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

WILLIAM E. HAMMOND ZONING COMMISSIONER

April 29, 1981

Christian M. Kahl, Esquire Pidgely Associates 502 Baltimore Avenue Towson, Maryland 21204

> RE: Petition for Variances SE/corner of Riderwood-Lutherville Dr. & Notre Dame Ave. - 8th Election District Ridgely Associates - Petitioner NO. 81-177-A (Item No. 148)

Dear Mr. Kahl:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Deputy Zoning Co.nmissioner

JMHJ/mc

Attachments

cc: Mr. John Sommers 1824 Notre Dame Avenue Lutherville, Maryland 21093

> John W. Hessian, III, Esquire People's Counsel

JAMES G. BEACH, JR.

CHRISTIAN M. KAHL

TIMOTHY I. MARTIN

LAW OFFICES BEACH, CADIGAN & KAHL 502 BALTIMORE AVENUE Towson, Maryland 21204 RICHARD E CADIGAN

FELIX BERGER TAX COUNSEL

February 9, 1981

(301) 321-0400

William E. Hammond Zoning Commissioner of Baltimore County County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

RIDGELY ASSERMISS

Re: Petition for Variance Item No. 148 Date Filed: February 6, 1981

Dear Commissioner Harmond:

Please be advised the undersigned represents the owners of the property which is the subject of the above Petition. The property is also the subject of a contract of sale to lir. Lenver Resh, who is a building contractor.

We have been informed by the contract purchaser that he is required to move quickly in this matter because of a mortgage financing commitment which has an imminent date of expiration. Accordingly, I wonder if you would be able to give the matter an accelerated hearing date, at your earliest possible convenience.

Thank you very much for your cooperation and attention. Best regards.

_ FEB 1 1 '81 AM

Towson, Maryland 21204

Ridgely Associates 502 Baltimore Avenue

NOTICE OF HEARING

RE: Petition for Variance - SE/C Riderwood-Lutherville Drive and Notre Dame Avenue - Case No. 81-177-A

March 9, 1981

TIME: 9:45 A.M. Tuesday, April 14, 1981 PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

BALTIMORE COUNTY

Date of Posting 3-29-81

cc: J. Sommers 1824 Notre Dame Avenue Lutherville, Maryland 21093

District 8th

Number of Signs: _

Posted for: Variance

and notre Dame avenue

Petitioner: Ridgely associates

DON LYNCH & ASSOCIATES, INC.

CONSTRUCTION LAYOUT 4507 HARFORD ROAD BALTIMORE, MARYLAND 21214 TEL: 254-4936

DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE FROM SECTION 1 BO2. 3. C.1 IN D.R. 5.5 ZONE TO PERMIT A LOT WIDTH OF 45 FEET IN LIEU OF REQUIRED 55 FEET AND A 5 FOOT SIDE STREET SETBACK IN LIEU OF REQUIRED 25 FEET.

LOT 14-BLOCK "E", "TALBOTT MANOR" (13/70 & 71)

Beginning for the same at the Southeast corner of Riderwood-Lutherville Drive, (40 feet wide) and Notre Dame Avenue (40 feet wide); thence binding on the South side of Riderwood-Lutherville Drive as now surveyed, North 83 degrees 13 minutes 16 seconds East 150.00 feet; thence leaving said drive and binding on the West side of Lot 15 as shown on the Plat of "TALBOTT MANOR", South 04 degrees 22 seconds 30 minutes East 56.89 feet; thence binding on the North side of Lot 13 South 87 degrees 40 minutes 00 seconds West 156.80 feet to the East side of said Notre Dame Avenue; thence binding on the East side of said Notre Dame Avenue North 04 degrees 15 minutes 03 seconds East 45.53 feet to the place of beginning.

Containing o.1793 acres of land more or less, (7807 square



CFFICE OFF

PETITION FOR VARIANCE

8th District

ZONING: Petition for Variance

LOCATION: Southeast corner of Riderwood-Lutherville Drive and Notre Dame Avenue

DATE & TIME: Tuesday, April 14, 1981 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a lot width of 45 feet in lieu of the required 55 feet and a 5 foot side street setback in lieu of the required 25 feet for Lot 14 and to permit a lot width of 50 feet in lieu of the required 55 feet for Lot 13

The Zoning Regulation to be excepted as follows:

Section 1B02.3.C.1 - Development Standards for Small Lots or Tracts

All that parcel of land in the Eighth District of Baltimore County

Being the property of Ridgely Associates, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 14, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNT OFFICE OF PLANNING & ZONII TOWSON, MARYLAND 21204 494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND OFFIC! OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 095190

DATE March 9, 1981 ACCOUNT 01-662

John A. Somers FOR: Filing Fee for Case No. 81-177-A

> VALIDATION OR SIGNATURE OF CASHIER

This is to advise you that is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

> Very truly yours, WILLIAM E. HAMMOND Zoning Commissioner

BALTIMORE COUNTY, MARYLAND No. 097245 OFFICE OF FINANCE - REVENUE DIVISION" MISCELLANEOUS CASH RECEIPT

April 27, 1981 01-662

AMOUNT \$90.38 RECEIVED Denver G. Resh, Inc. Posting and Advertising of case #81-177-A

> 33000 axx 5 39 9038m VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received this

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Location of property: 5E/C Riderword - Lutherville Prive

Location of Signs: SE/C Riderwood - Lutherille Dr and Boter Same are

Location sign NW/C Aster Dame and Talbott avenue

Filing Fee \$ 25.00

Petitioner's Attorney

William E. Hammond, Zoning Commissioner,

J. Sommers 57-8475

Submitted by 1824 Notes Dame Aug (2109)

Reviewed by uon *This is not to be interpreted as acceptance of the Petition for assignment of a

1/12/81 PETITION FOR VARIANCE ZONING: Petition for Variance

required 55 feet and a 5 foot side street setback in lieu of the required 25 feet for Lot 14 and to permit a lot width of 50 feet in lieu of the required 55 feet for Lot 13. The Zoning Regulation to be excepted as iollows:
Section 1802.5.C.1 — Development Standards for Small Lots or Tracts All that parcel of land in the Eighth District of Baltimore County LOT 13, BLOCK "E" LTALBOTT MANOR" (2778 & 71)

Rast side of Motre Dame Avenue, (40 feet wide) at a distance of 45.58 feet from the South side of Rider-wood-Lutherville Drive, (40 feet wide); thence leaving said Notre Dame Avenue, and binding on the South side of Lot 14 as above on the Plat of "TALBOTT MANOR" as now surveyed, North 57 degrees 40 minutes 60 seconds. East 156.80 feet to the West side of Lot 16; thence binding on the West side of said Lot 18, South 04 degrees 22 minutes 30 seconds East 50.07 feet to the North side of Lot 13; thence binding on the North side of said Lot 12, South 37 degrees 40 minutes 30 seconds West 164.35 feet to the East side of said Notre Dame

CERTIFICATE OF PUBLICATION TOWSON, MD.,______March_26_____, 19_81

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., anceriouses of one time more more before the lith day of _____ April____, 19_81, the first publication appearing on the ____ 26th ____ day of ____ March ____ 19_81.

Cost of Advertisement, \$____

sociates, as shown on plat plan filed in with the Boning Department Hearing Date: Tuesday, April 14, 1961 at 9:45 A.M. Prolic Hearing: Room 106, County ty Office Building, 111 W. Cheen-peake Avenue. Townen, Maryland. By Order Of WILLIAM E. HAMMOND, Towney Cheening Page 1999.

Ge Essex Times

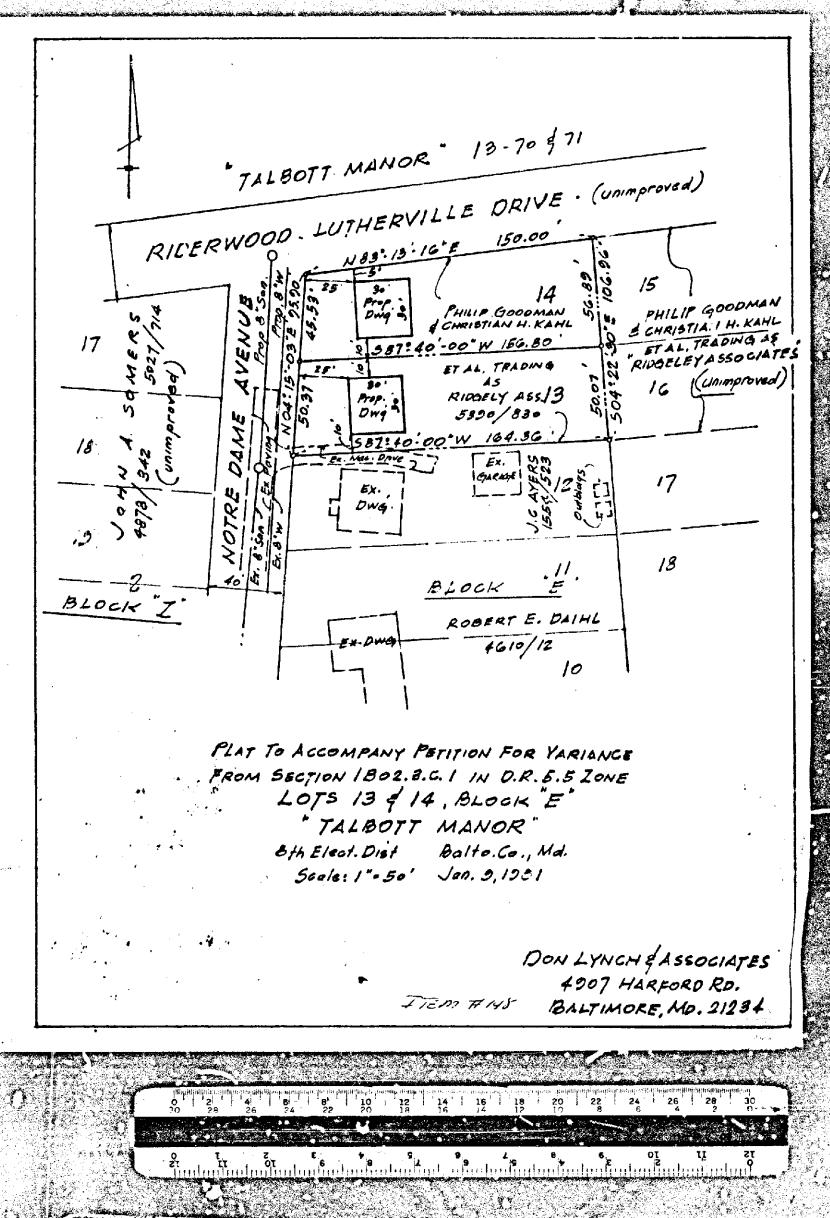
Essex, Md., Mad 26 198/ and to permit a to the to follows:

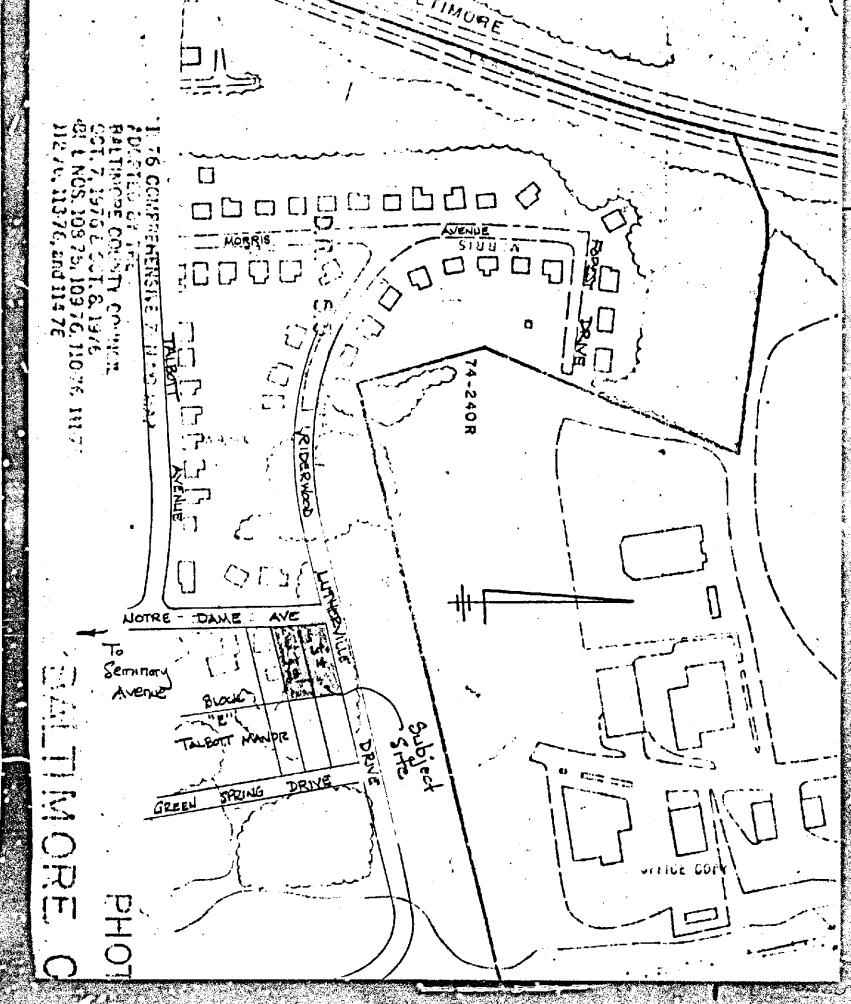
50 feet in lieu of the required 55 feet for Lot 13

The Zoning Regulation to be excepted as follows: This is to Certify, That the annexed Development Standards for Small Lots or Tracts All that parcel of land in the Eighth District of Retitor Baltimore County

Lot 13, Block "E"
Talbott Manor (13/70 & 71) Beginning for the same on the East side of Notre Dame avenue, (40 feet wide) at a distance of 45.53 was inserted in Oge Essex Times, a newspaper printed and published in Baltimore County, once in cre__ successive Drive, (40 | feet wide); on the south side of Lot 1 avenue; thence binding of the east side of said Noti the place of beginning. Containing 0.1844 acres Talbott Manor" (13/70 "Talbott Manor," south 04 degrees 22 seconds 30 minutes east 56.89 feet; thence winding on the pinding on the east side of said Notre Dame avenue north 04 degrees 15 minutes 03 seconds east Being the property of Ridgely Associates, as Petition AT 9:45 A.M. 8th District Public Hearing: Room 106, County Office Building, 111 W. Zoning: Petition for Variance Location: Southeast Chesapeake avenue. corner of Riderwood-Lutherville Drive and Notre Dame Avenue, Date & Time: Tuesday, Towson, Maryland, BY ORDER OF William E. Hommon Zoning Commissioner of Baltimore County April 14, 1981 at 9:45 A.M.
Public Hearing: Room
106, County Office
Building, 111 W. Chesapeake Avenue, Towson, Maryland. Zoning County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a lot width of 45 feet in lieu of the required 55 feet and a 5 foot side street setback in lieu of the





10 11 12 13 14 15 16 17 18 19 2C 21 22 23 24 25 27 24 29